STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11758 PAGE 695

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,900.00.

Carol Siziba
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of November, 1999.

Notary Public

My Commission Expires: 11-18-01

LEA ANN KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Moffat Siziba and Carol Siziba
105 Cedar Ash Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Irwin Mortgage Corporation
PO Box 7189
Indianapolis, IN 46207

MAP-PARCEL NUMBERS:
Map/Parcel 164-13/1.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Connie C. Prince, an unmarried person and Bonnie V. Prince, a widow**, hereinafter referred to as Grantors, hereby transfer and convey to **Moffat Siziba and wife, Carol Siziba,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 285 of Asheford Crossing, Section One, of record in Plat Book 7900, page 937, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Connie C. Prince, an unmarried person, and Bonnie V. Prince, widowed, as joint tenants with rights of survivorship, by deed from Beazer Homes Corp DBA Phillips Builders, as of record in Book 10183, page 625, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien, not currently due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 105 Cedar Ash Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of November, 1999.

Connie C. Prince

Connie C. Prince

Bonnie V. Prince

Bonnie V. Prince

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie C. Prince and Bonnie V. Prince, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 1999.

Lea Ann Kelly

Notary Public

11.18.01

My Commission Expires

LEA ANN KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

0661421

KEY REFERENCE

99 NOV 29 PM 1:11

CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0610 11/29 0101 02CHECK 532.33

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11758 PAGE 697

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

06611421

INSTRUMENT REFERENCE

99 NOV 29 PM 1:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAPT
140900.00
CON TX 521.33
PRFEE 1.00
MREEN 8.00
CFEE 2.00
TOTAL 532.33
CHECK 532.33
13:11 0001 5610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543233